

ALTERATIONS OF UNCERTIFIED BUILDINGS

IR A-20

References: Title 24, Part 1, Section 4-339

Issued: 04-15-08

California Education Code, Sections 17280-17316 and 81130-81147

Discipline: All

This Interpretation of Regulations (IR) is intended for use by the Division of the State Architect (DSA) staff, and as a resource for design professionals, to promote more uniform statewide criteria for plan review and construction inspection of projects within the jurisdiction of DSA, which include State of California public elementary and secondary schools (grades K-12), community colleges, and state-owned or state-leased essential services buildings. This IR indicates an acceptable method for achieving compliance with applicable codes and regulations, although other methods proposed by design professionals may be considered by DSA.

This IR is reviewed on a regular basis and is subject to revision at any time. Please check the DSA web site for currently effective IR's. Only IR's listed in the document at <http://www.dsa.dgs.ca.gov/Pubs/default.htm> (click on "DSA Interpretation of Regulations Manual") at the time of plan submittal to DSA are considered applicable.

Purpose: This Interpretation of Regulations (IR) clarifies the Division of the State Architect (DSA) review and approval of alteration projects to uncertified school buildings.

Background: A certification of compliance is issued by DSA for a public school building project when the work of construction has been completed in accordance with the requirements of the Field Act, Education Code Sections 17280-17316 and Sections 81130-81147. Any building project that has not received a certification of compliance in accordance with Section 4-339, Part 1, Title 24, California Code of Regulations is considered "uncertified".

Policy: DSA will not approve plans and specifications for alteration projects on uncertified buildings except when the alteration project is solely for the purpose of upgrading fire-life safety (FLS) aspects of the building as indicated below. See IR A-10 for information on types of projects exempt from DSA approval requirements.

This policy does not apply to alterations to existing non-school buildings that are being rehabilitated for public school use.

1. Project Scopes: The scopes of the projects accepted under this policy shall be limited to FLS alterations of the following types:

- Campus or system-wide fire alarm upgrade, or
- Upgrade or replacement of the uncertified building's fire alarm system.

2. Implementation: DSA will review and approve the FLS only alteration projects on uncertified buildings as described in Section 1 above. DSA written approval of the alteration plans and specifications issued to the school district will specify:

- The approval is only for the FLS alterations, and
- The building itself remains uncertified.

2.1 Disclosure: The scopes of the projects and the uncertified buildings on the alteration project must be clearly identified in the following manner:

- The scope of the alteration project shall be clearly shown on the cover sheet or index sheet of the plans,

- The following disclosure statement shall also be shown on the cover sheet or index sheet:

"DSA approval of these plans shall not be construed as the Certification of Compliance for the following building(s) as required by the Field Act, Education Code Section 17280-17316 and Sections 81130-81147:" and

- Immediately after the disclosure statement, list all the uncertified buildings on the alteration project.

2.2 Other Alterations: DSA may begin review of other alteration projects not identified in Section 1 above for uncertified buildings. However, the approval of the plans and specifications shall be withheld until the issue of certification is resolved. Plan review will not begin until written information is provided by the school district detailing the efforts, including a schedule, that are being made to achieve certification.